

OFFERING MEMORANDUM

Industrial Buildings For Sale | $\pm 64,544$ SF

2803 Bravo Place, Monroe, North Carolina 28110



Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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CONTACT INFORMATION

ANNA YUAN, CCIM, MBA
PRESIDENT, INTERNATIONAL INVESTMENT GROUP
ANNA@BULLREALTY.COM
404-876-1640 X 146
980-226-6626 (D)
NC LICENSE #: 279763

SHOUMIC KHAN
V.P. THE INDUSTRIAL GROUP
SHOUMIC@BULLREALTY.COM
404-876-1640 X 131
678-292-4517 (D)

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com
NC License #: C17910

Property Overview

EXECUTIVE SUMMARY

Bull Realty is pleased to present 2803 Bravo Place, a $\pm 64,544$ SF warehouse property spanning across two buildings on ± 13.13 acres. This well-equipped industrial site features ample parking, a large truck court, and covered outdoor storage, making it an excellent opportunity for logistics and distribution operations. Building 1 consists of $\pm 3,135$ SF of office space and $\pm 41,409$ SF of warehouse space, while Building 2 offers an additional $\pm 20,000$ SF of warehouse space and is leased until 2/28/2027, providing an owner-user/investor with the opportunity for supplemental income.

GREAT LOCATION

Both facilities feature a total of 5 drive-in doors and 3 dock-high doors which accommodates a variety of shipping and receiving needs. They are strategically located in Monroe, NC with proximity to various major U.S. cities, offering seamless connectivity for logistics and distribution. Planted minutes from US Highway 74 and the Monroe Bypass, which ensures a direct route to Interstate 485 bridging the connection between the Greater Charlotte area and other regional markets.

FLEXIBLE SITE

With a spacious ± 13.13 -acre site, the property offers ample room for distribution, storage, or future expansion, making it an ideal investment for businesses seeking a versatile and well-connected industrial facility.

9% PRO FORMA CAP RATE

While an incredible opportunity for an owner-user, it's also a great investment opportunity. Building 2 is leased at \$6.75/SF, while Building 1 is being marketed at \$7.50/SF, resulting in a projected NOI of approximately \$470,000. This reflects a 9% cap rate at the \$4,950,000 sale price.

Address	2803 Bravo Place Monroe, NC 28110
# of Buildings	2
Site Size	± 13.13 SF
Parcel ID	09112001A
Ingress/Egress Points	2
Zoning	GI- General Industrial
Ideal Uses	Manufacturing, warehousing, or storage
Parking	70 marked spaces in front & additional fenced parking in back
Proforma Cap Rate	9%
Sale Price	\$4,950,000



[Video Walkthrough Tour](#)



[Drone Videos](#)



Tax & Employment Incentives

1.

Local Property Tax Incentives:

Tax incentives designed to reduce startup and operational costs for relocating businesses.

[Click Here for More Information](#)

2.

State-level Incentives:

Aimed to create a pro-business environment in Union County.

[Click Here for More Information](#)

3.

Local Economic Development Support:

Municipalities within Union County actively promote economic development by offering strategic location benefits, skilled workforce, and a pro-business climate.

[Click Here for More Information](#)

Property Information

BUILDING #1

Address	2803 Bravo Place, Monroe, NC 28110
Total Building Size	±44,544 SF
Office/Warehouse	±3,135 SF / ±41,409 SF
Year Built	1977
Loading	2 drive-in doors (24' x '14) 1 drive-in door (12' x'14) 1 dock-high door (8' x8') 1 dock-high door (6' x '8)
Clear Height	16.5 FT
Slab Thickness	4'
Column Spacing	40' x 40'
Utilities	All to site
Power	2000 amp heavy power
HVAC	Radiant gas heating in warehouse and HVAC in office (Replaced in 2024)
Sprinklers	Wet system
Storage	Ample truck court and covered outside storage
Lighting	LED
Construction	Masonry
Roof	TPO (Replaced in 2021)

FINANCIAL

Proforma Cap Rate	9%
Sale Price	\$4,950,000 (Both Buildings)

Property Information

BUILDING #2

Address	2803 Bravo Place, Monroe, NC 28110
Total Building Size	±20,000 SF
Office/Warehouse	±250 SF / ±19,750 SF
Year Built	2005
Loading	2 drive-ins (14' x 14') 1 dock-high door (10' x 10')
Clear Height	13' - 17' FT
Slab Thickness	3'
Column Spacing	Column free
Utilities	All to site
Power	Heavy power
HVAC	Exhaust fans in warehouse/unit in office
Lighting	Fluorescent
Construction	Metal
Roof	Metal
Additional Info	Building 2 is leased until 2/28/2027

FINANCIAL

Proforma Cap Rate	9%
Sale Price	\$4,950,000 (Both Buildings)



Photos



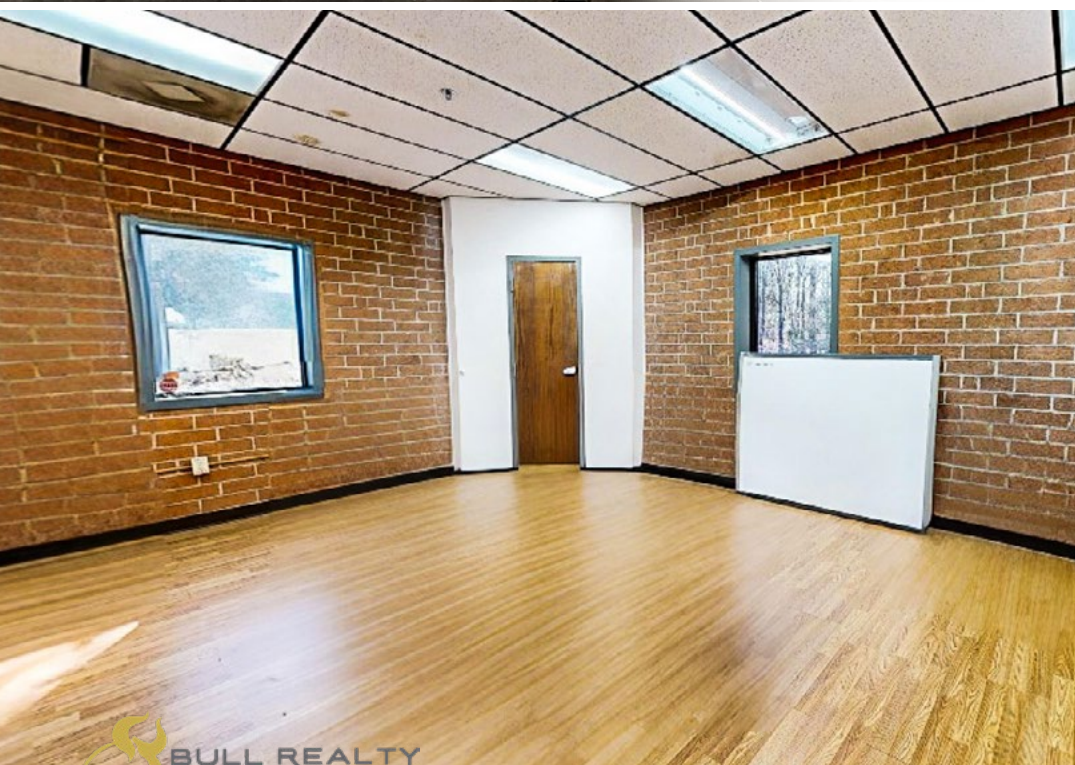
Photos



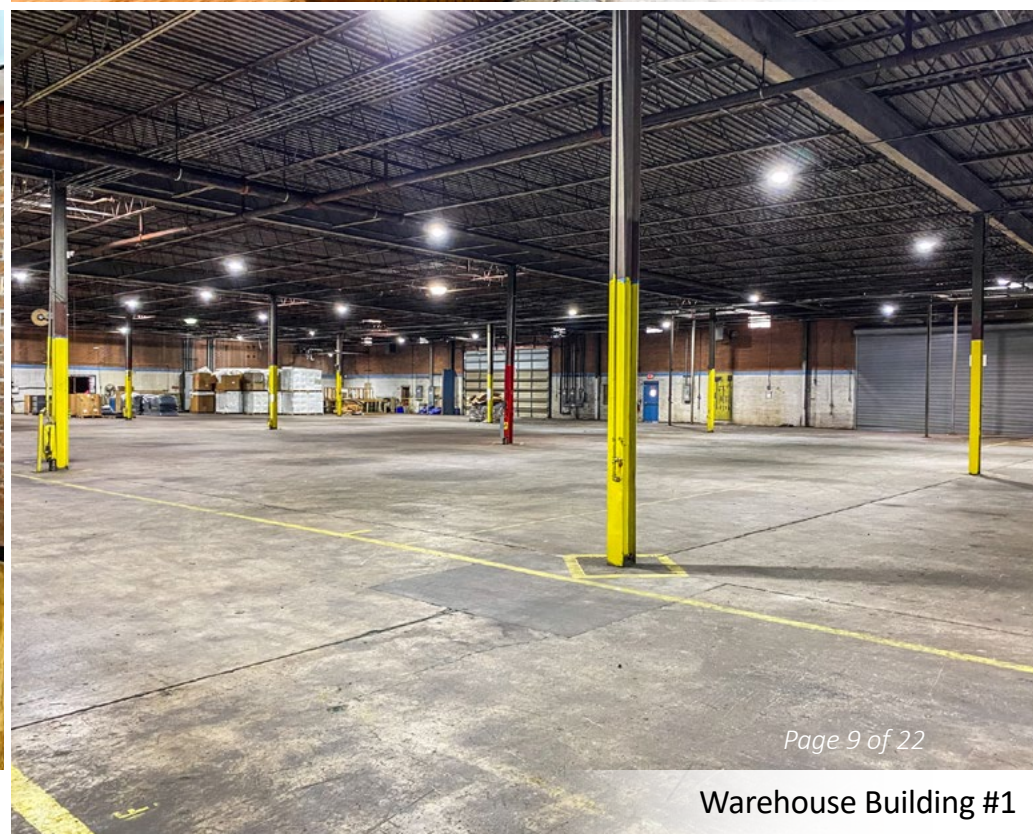
Building #2



Reception Building #1



Office Room Building #1

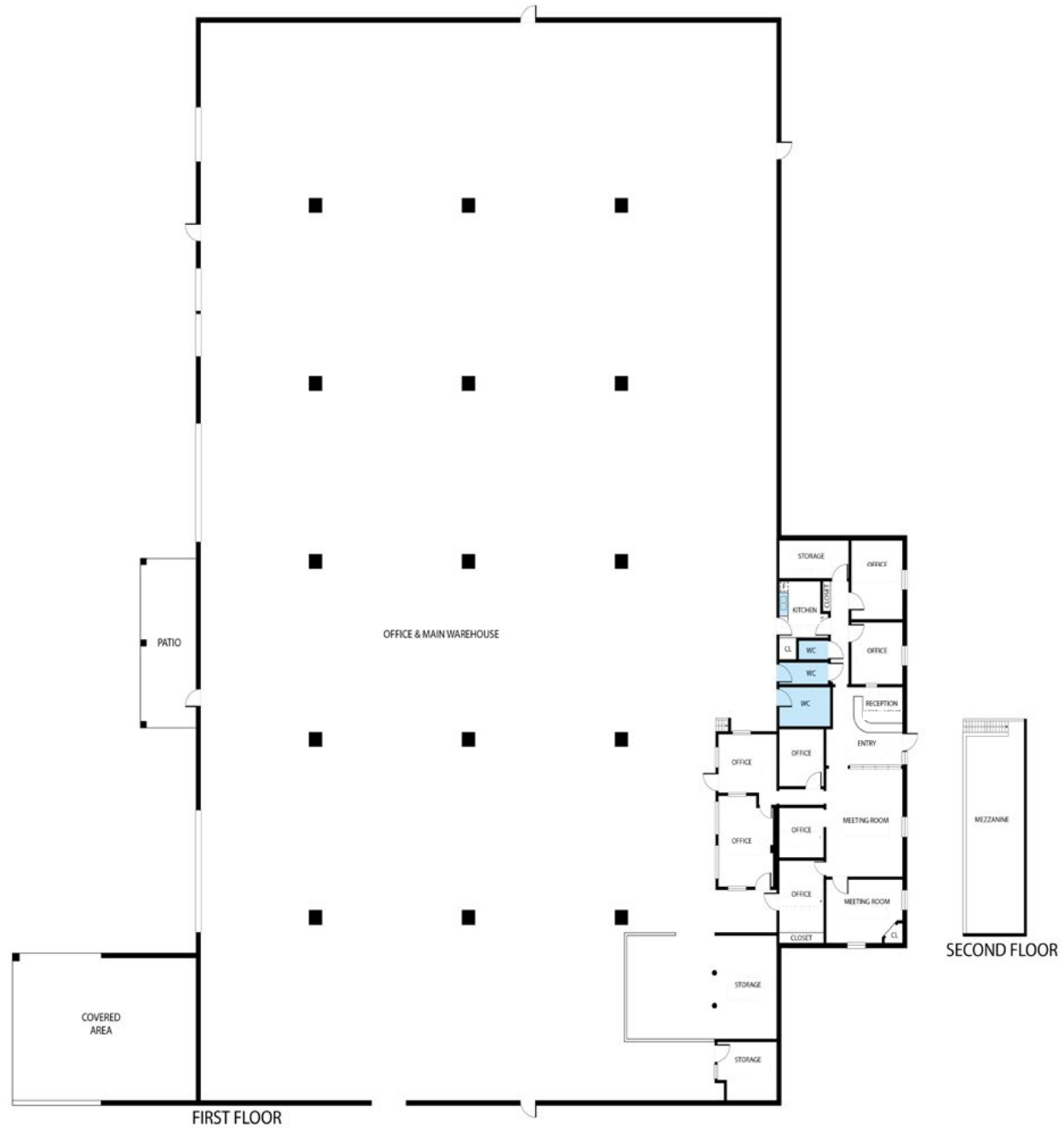


Warehouse Building #1

Photos



Floor Plan- Building #1



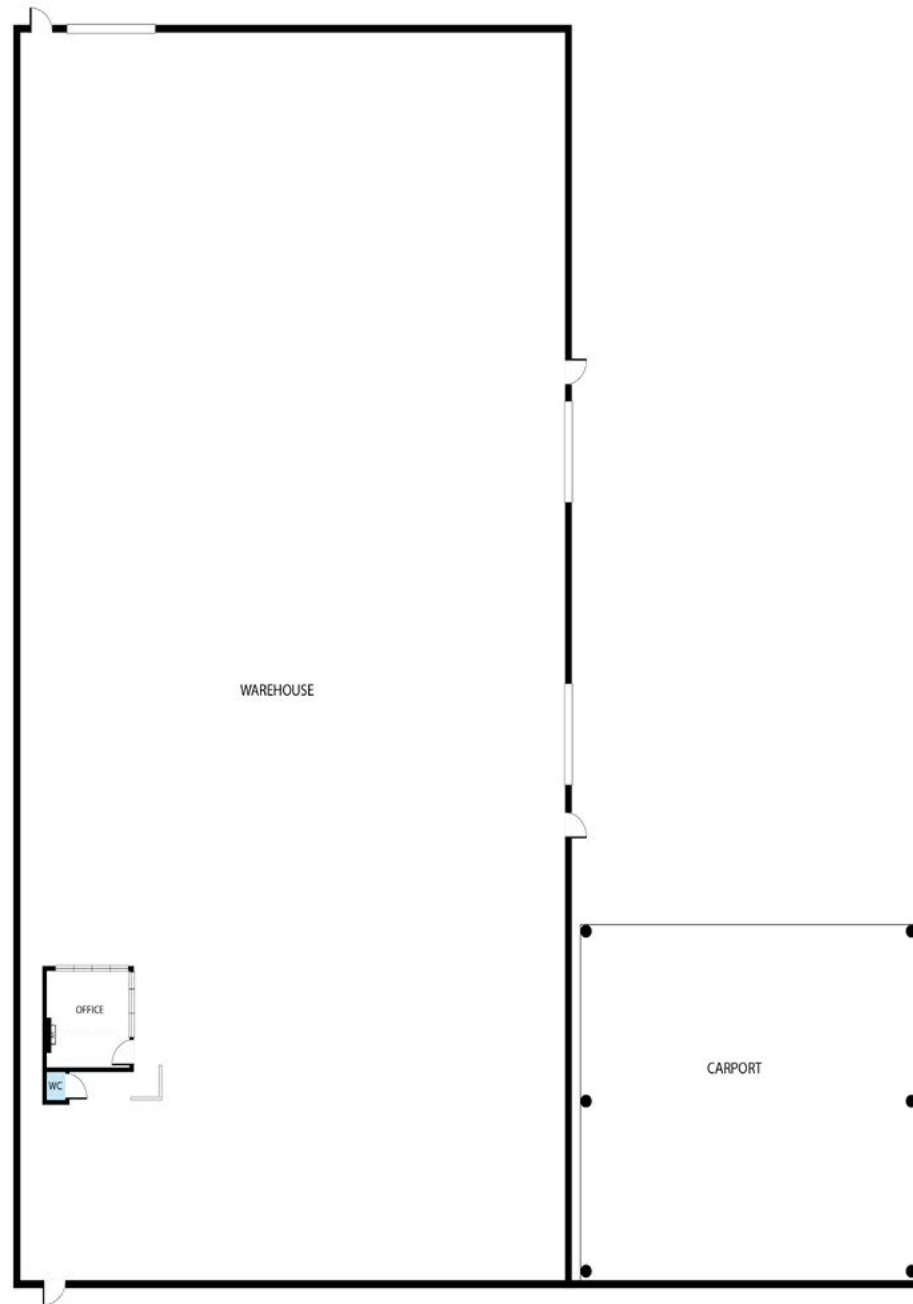
Floor Plan- Building #2



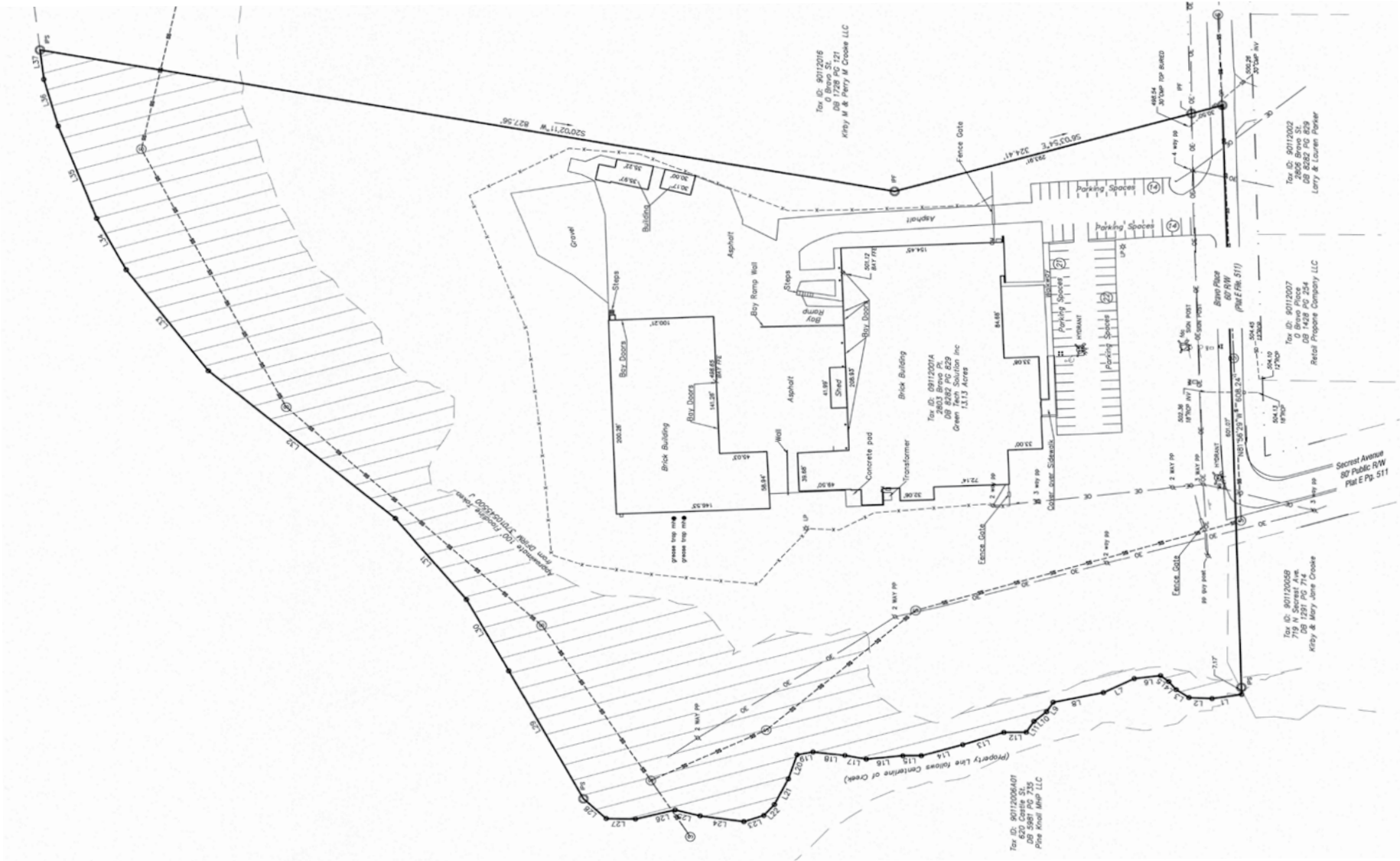
[Video Walkthrough Tour](#)



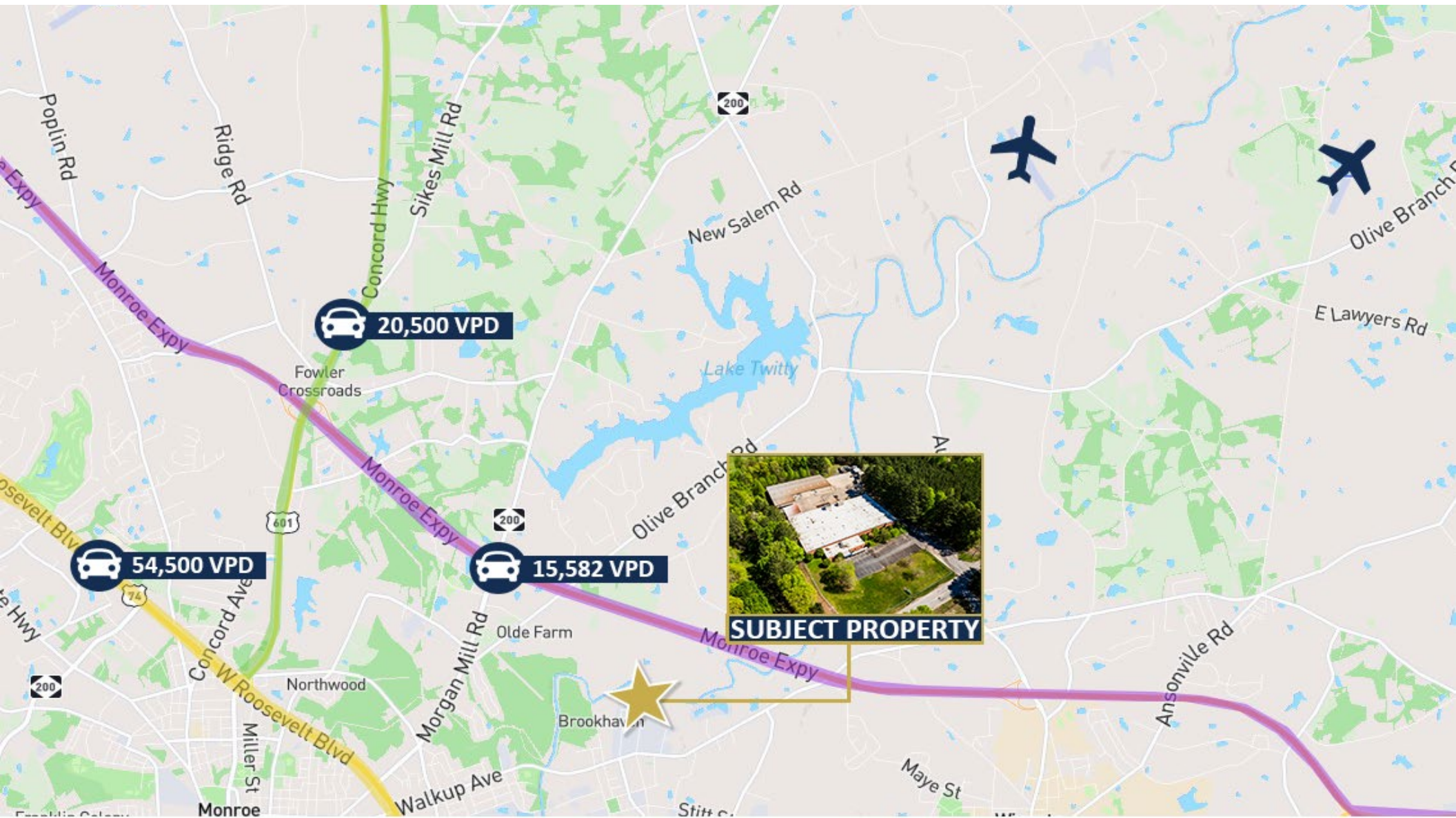
[Drone Videos](#)




Survey



Traffic Counts & Travel Distances



	MONROE EXPY	0.61 Miles
	HWY 74	1.82 Miles
	HWY 601	2.73 Miles
	CHARLOTTE, SC	24.36 Miles

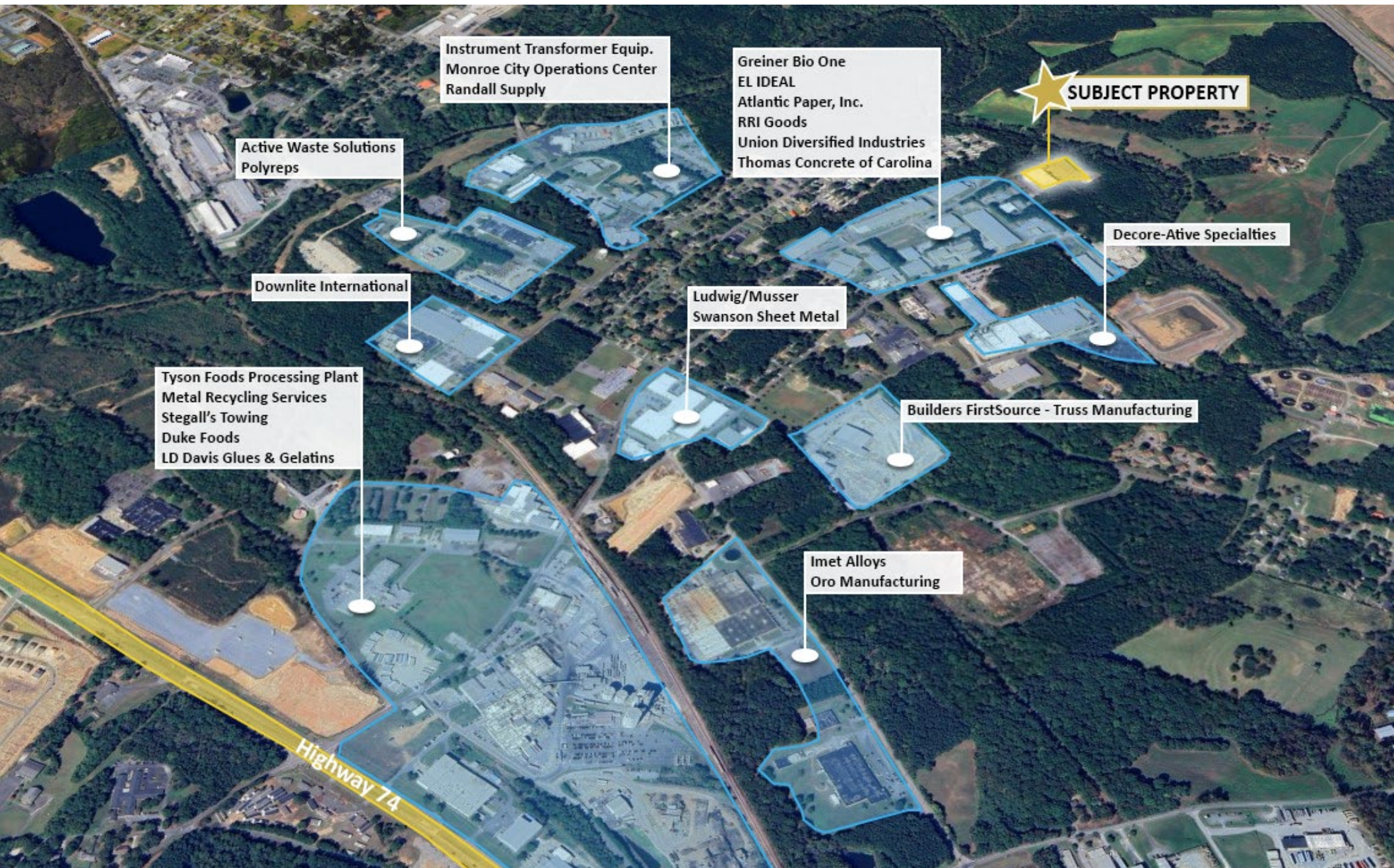


PORT OF CHARLESTON	151 Miles
PORT OF SAVANNAH	203 Miles



ARANT AIRPORT	4.91 Miles
MCDONALD FIELD AIRPORT	5.09 Miles
EDWARDS AIRPORT	6.27 Miles

In The Area | Industrial



MONROE

NORTH CAROLINA



Monroe, North Carolina, is a rapidly growing city located about 20 miles southeast of Charlotte. It serves as the county seat of Union County and is known for its blend of suburban charm and easy access to the larger metropolitan areas of Charlotte and Concord. The city has experienced significant growth in recent years, with an increasing population and a thriving real estate market. Monroe's combination of rural landscapes, historic sites, and proximity to the urban amenities of Charlotte makes it an attractive option for people looking for a more relaxed lifestyle without being far from a major city.

The city's economy is diverse, with sectors including agriculture, manufacturing, retail, and services. Monroe has a strong historical presence, reflected in its downtown area, which boasts beautiful historic buildings, local shops, and restaurants. The city is also home to several parks, recreational facilities, and family-friendly activities. The Union County Public Schools system serves Monroe, with a variety of educational options for residents. Additionally, Monroe's public services, such as healthcare and transportation, have been expanding to meet the needs of the growing population.

Monroe's real estate market reflects the city's appeal as a desirable location for both residents and investors. The median home price has been rising steadily, with a range of housing options, from single-family homes to townhouses and more. This growth is due in part to Monroe's relatively affordable housing compared to nearby Charlotte, making it an attractive option for first-time homebuyers and those seeking a quieter lifestyle. The market offers a mix of older, historic homes in the downtown area as well as newer developments on the outskirts, catering to various tastes and budgets.

While Monroe is experiencing urbanization and growth, it retains much of its small-town feel, with a focus on community, local events, and a slower pace of life. It continues to attract people looking for a balance of suburban living with easy access to big-city amenities, making it one of the more appealing cities in the Charlotte metropolitan area.

MONROE

IN THE AREA

TREEHOUSE VINEYARDS

Treehouse Vineyards is a charming winery known for its scenic setting and unique treehouses. Visitors can enjoy locally made wines, relax in the treehouses, and attend events like live music. It's a perfect spot for wine lovers and those seeking a peaceful getaway for guests who want to enjoy a wine tasting with a scenic view.



SOUTHERN RANGE BREWING CO.

Southern Range Brewing Co. is a local brewery known for its craft beers and welcoming atmosphere. It offers a variety of brews, from hoppy IPAs to smooth stouts, and features a spacious taproom where guests can enjoy drinks with friends. The brewery also hosts events and live music, making it a popular spot for craft beer enthusiasts and the local community.



WAXHAW MUSEUM

Showcasing the rich history and culture of the Waxhaw region, the museum features exhibits on local Native American history, early settlers, and notable figures, including Andrew Jackson, the 7th U.S. president, who was born in the area. It offers a glimpse into the past through artifacts, displays, and educational programs, making it a great spot for history enthusiasts.



MONROE MARKET

The Monroe Country Market in Monroe, NC, is a vibrant farmers' market offering fresh, locally grown produce, handmade goods, and artisan products. It provides a great place for the community to shop for fresh food, unique crafts, and enjoy a lively atmosphere. The market is a popular spot for supporting local vendors and enjoying a taste of the region's agricultural offerings.



CHARLOTTE

NORTH CAROLINA



Charlotte, North Carolina, is a vibrant and rapidly growing city known for its blend of Southern charm and modern amenities. As the largest city in the state, it serves as a major financial hub and a key player in the southeastern United States. Charlotte is home to several large financial institutions, most notably Bank of America and Wells Fargo, earning it the nickname “The Queen City.” In addition to finance, it also has a strong presence in industries such as technology, energy, and healthcare.

Charlotte’s economy is diverse, and the job market is booming. The city has a lower cost of living compared to other major U.S. cities, which attracts people from all over the country, especially those relocating for work. The housing market in Charlotte has been on an upward trajectory in recent years. Demand for homes, both for sale and rental, has surged due to the city’s population growth, low interest rates (until recently), and the appeal of suburban living. This has led to rising home prices and competitive markets for both buyers and renters.

The residential market features a mix of single-family homes, townhouses, and apartments, with neighborhoods such as Uptown, South End, Ballantyne, and Dilworth being particularly sought after for their proximity to work, dining, and entertainment. There’s also a noticeable trend of development in both luxury apartments and more affordable housing projects to meet the growing demand. However, the influx of new residents has also led to concerns about affordability in certain parts of the city, making it a market that buyers and investors need to approach carefully.

Demographics



POPULATION

1 MILE	3 MILES	5 MILES
1,577	15,873	37,284



HOUSEHOLDS

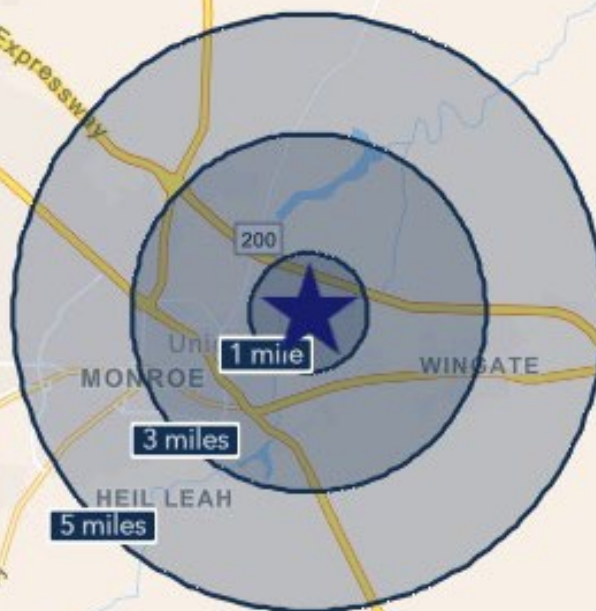
1 MILE	3 MILES	5 MILES
449	5,063	12,250



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$80,122	\$86,721	\$89,743

ESRI 2024



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

CONNECT WITH US:

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27

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



Broker Profiles



ANNA YUAN, CCIM, MBA
President, International Investment Group

Anna@BullRealty.com
404-876-1640 x 146
980-226-6626 (direct)
NC License #: 279763

Anna Rohde Yuan leads Bull Realty's International Investment Group. With 15+ years of experience in global commercial real estate and investment advisory, her expertise spans Asia, Europe, and North America, where she facilitates complex investment transactions. A Certified Commercial Investment Member (CCIM) designee with real estate licenses in multiple states, Anna connects international capital with strategic U.S. investment opportunities and expertly structures joint ventures between international investors and local developers.

Her success in cross-border transactions is supported by her genuine multicultural insight and multilingual abilities. Having lived in seven countries, Anna brings practical global experience to every transaction, helping foreign companies establish U.S. locations and guiding foreign investors in direct property acquisitions and dispositions. She integrates data-driven analysis and Generative AI technology with market insights to optimize portfolio performance for institutional and private investors.

Anna built lasting international business relationships as former Vice President and Chief Auditor of Carolina's Chinese Chamber of Commerce and was instrumental in building the local business community's engagement with Southeast Asia. Her MBA from Edinburgh Business School, complemented by studies at London College of Accountancy and HeNan Institute of Finance and Economics, bridges Eastern and Western business approaches. She pioneers integrating Generative AI technology in real estate investment, enhancing market analysis and risk assessment.

Clients appreciate Anna's attention to detail and cross-cultural business acumen. Outside the office, she practices martial arts, skiing, and ice skating, applying the same focus and discipline to professional and athletic pursuits.



SHOUMIC KHAN
V.P. The Industrial Group
Shoumic@BullRealty.com

404-876-1640 x 131
678-292-4517 (direct)

A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has built a proven track record in commercial real estate transactions by identifying market opportunities to increase profitability for clients. He relies on his experience in sales, marketing and negotiations along with a commitment to understand market conditions and trends to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 2803 Bravo Place, Monroe, North Carolina 28110. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of North Carolina. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Email _____

Phone _____

Address _____

Anna Yuan, CCIM, MBA
President, International Investment Group
Anna@BullRealty.com
404-876-1640 x146
980-226-6626 (direct)
NC License #: 279763

Shoumic Khan
V.P. The Industrial Group
Shoumic@BullRealty.com
404-876-1640 x131
678-292-4517 (direct)

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
404-876-1640
NC License #: C17910

